

133227

BOOK 182 PAGE 622

Return Address: Alan Carell
3003 NE Knott
Portland, OR 97217

FILED
STAFF
Transition Title

Oct 28 11 38 AM '58

Garry

CLERK
GARY M. OLSON

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509-427-9458 FAX 509-427-4839

Director's Decision

APPLICANT: Alan Carell

FILE NO.: NSA-97-68

PROJECT: Land division of a 40 acre parcel into two 20 acre parcels

LOCATION: Franz Road off of Duncan Creek Road on Archer Mountain; Section 33 of T2N, R6E and identified as Skamania County Tax Lot # 2-6-33-1300.

ZONING: General Management Area, Small Woodland (F-3).

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Alan Carell, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

Although the proposed development is approved, it may not be buildable due to inadequate soils for septic and/or lack of potable water. These issues are under the jurisdiction of Skamania County's Building Department and the Washington State Health District.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

By: [Signature]
Date: [Signature]
Title: [Signature]
[Signature]
[Signature]

Skamania County Planning and Community Development
 File: NSA-97-68 (Carell) Director's Decision
 Page 2

CONDITIONS OF APPROVAL:

The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors in interest. SCC \$22.06.050(C)(2).

- 1) All land divisions shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) No building, structure or land shall be used, and no building or structure shall be hereafter erected, altered or enlarged, on the lands lying within this land division, except as allowed by the Columbia River Gorge National Scenic Area Ordinance. No land disturbing activities shall occur on the lands contained within this land division without prior review and approval by the Skamania County Department of Planning and Community Development. This approval does not authorize any land disturbing activities.
- 3) Prior to recording of any deeds to effect these land divisions, the applicant shall submit a certificate from a surveyor, licensed in the State of Washington, that states that each parcel contains more than 20 acres.
- 4) Prior to the recording of any deeds with the Auditor's office, the applicant shall submit a letter stating under which approval he plans to proceed, the previous decision (NSA-95-104) or the subject approval.
- 5) The applicant is advised that a change in tax status from classified forest to current use or regular assessment may be required before creating new lots. Please contact the County Assessor's Office.
- 6) No additional access ways shall be constructed on either proposed parcel as sufficient access ways exist on the subject property.

Dated and Signed this 31st day of October, 1997, at Stevenson, Washington.


 Harpreet Sandhu, Director
 Skamania County Planning and Community Development

NOTES

Any new residential development, related accessory structures such as garages or workshops, and additions or alterations not included in this approved site plan, will require a new application and review.

Skamania County Planning and Community Development
File: NSA-97-68 (Carell) Director's Decision
Page 3

As per SCC §22.06.050(C)(2), the Director's Decision shall be recorded in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), the decision of the Director approving a proposed development action shall become void in two years if the development is not commenced within that period, or when the development action is discontinued for any reason for one continuous year or more.

APPEALS

The decision of the Director shall be final unless reversed or modified on appeal. A written Notice of Appeal may be filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648, on or before 11-21-97. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

Skamania County Building Department
Skamania County Assessor's Office

A copy of this Decision, including the Staff Report, was sent to the following:

Persons submitting written comments in a timely manner

Yakama Indian Nation

Confederated Tribes of the Umatilla Indian Reservation

Confederated Tribes of the Warm Springs

Nez Perce Tribe

Columbia River Gorge Commission

U.S. Forest Service - NSA Office

Board of County Commissioners

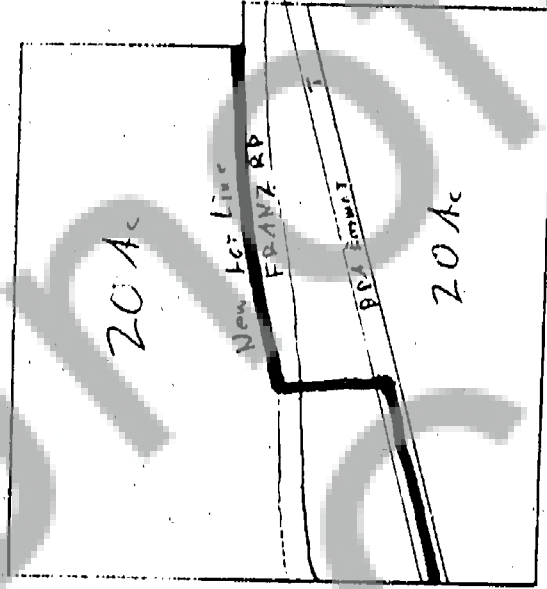
<nsa-carell.dd>

BOOK 182 PAGE 625

SITE PLAN:

Scale: 1" = 400' 100'

N ↑



NATIONAL SCENIC LAND USE APPLICATION

(Additional pages must have 1" margin)

